



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055929

- PROPOSAL:** Two Multiple Dwellings (One New & One Existing)
- LOCATION:** 6 East Derwent Highway, Rose Bay
- RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence
- ADVERTISING EXPIRY DATE:** 24 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 November 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24 November 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Unit development

Location:

Address 6 East Derwent Hwy

Suburb/Town Rose Bay

Postcode 7015

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$600,000

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

existing dwelling on site

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature.....	Personal Information Removed	Date.....
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29/09/25

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 75363	FOLIO 10
EDITION 11	DATE OF ISSUE 04-May-2024

SEARCH DATE : 23-Apr-2025

SEARCH TIME : 10.26 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 10 on Diagram 75363 (formerly being 225-3D)
 Derivation : Part of 232 Acres Gtd. to A. Montagu.
 Prior CT 2645/16

SCHEDULE 1

E329470 TRANSFER to TATUM DANIELLE COX Registered
 26-Feb-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: a right of drainage and construction of
 drains and incidental rights of entry inspection and
 repair over the lands or such parts thereof as are
 necessary thereto included on Subdivision Plan Nos.
 685, 726, 913, 1066, 12/35, 147/12, 19/23 and 191/16
 (herein called "the said Plans")

BURDENING EASEMENT: similar rights of drainage (including
 right of entry, inspection and repair) over the land
 comprised herein as appurtenant to the lots shown in
 the said Plans as such easements and rights are more
 particular set forth in the respective transfers
 thereof and the certificates of title to the same.

132088 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
 E376243 MORTGAGE to Commonwealth Bank of Australia
 Registered 04-May-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

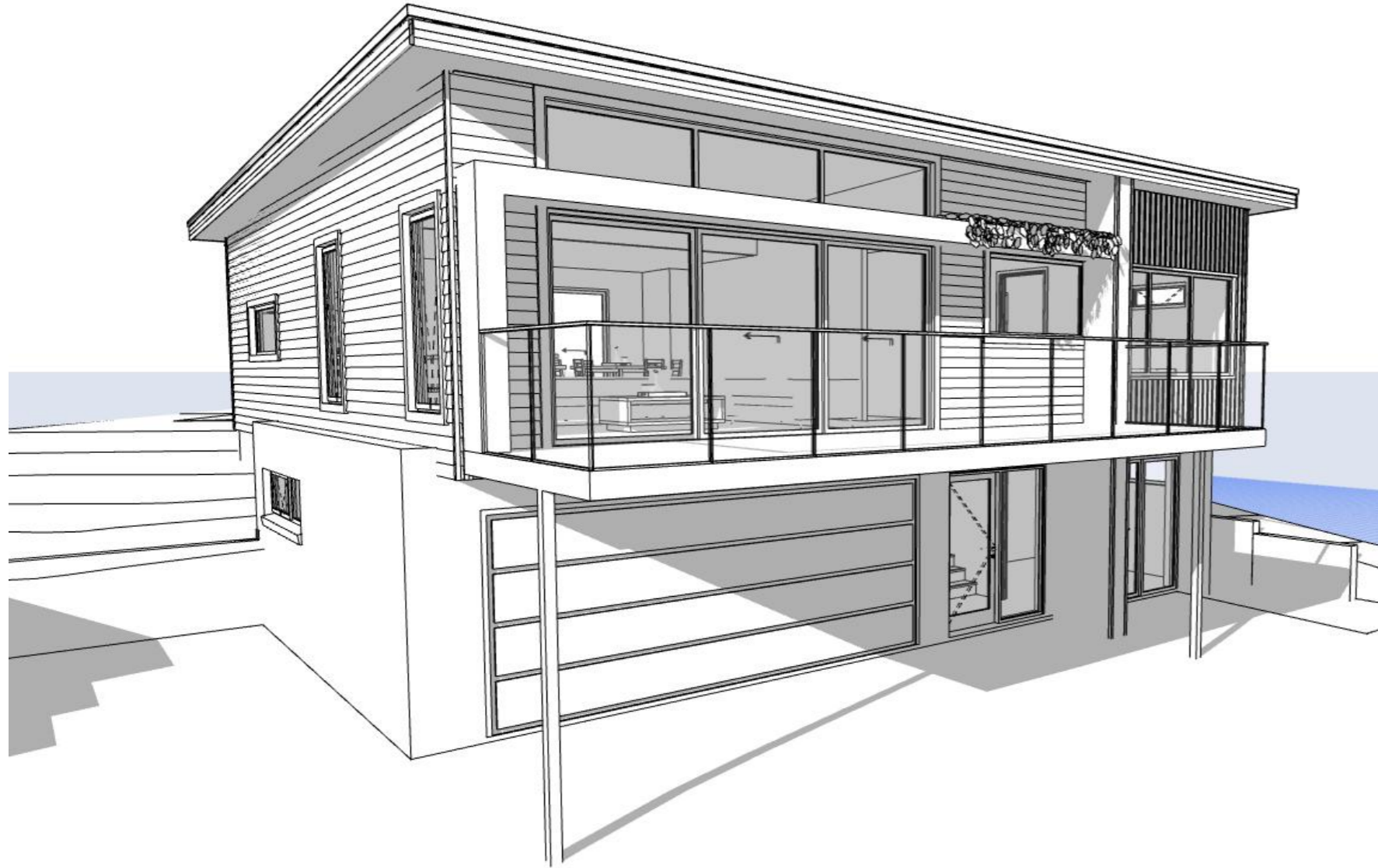
No unregistered dealings or other notations

P I N N A C L E

PINNACLE

Changes List

Issue	Description of change	Date	Designer
DA-02	PDPLANPMTD-2025/055929	31/10/2025	MG














Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

6 East Derwent Hwy, Rose Bay 7015

Owner(s) or Clients	Tatum Cox	Title Reference	75363/10
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	839m ²
Total Floor Area (Combined)	187.56m ² Deck 73.05m ²	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>	Airport obstacle limitation area, Flood-prone areas, Road or railway attenuation area	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	Low

ID	Sheet Name	Issue
A0.01	Location Plan	DA-02
A0.02	Site Plan - Demolition	DA-02
A0.03	Site Plan - Proposed	DA-02
A1.01	U1 - Existing Dwelling & Elevations	DA-02
A2.01	U2 - Proposed Floor Plan - Lower	DA-02
A2.02	U2 - Proposed Floor Plan - Upper	DA-02
A2.03	U2 - Elevations	DA-02
A2.04	U2 - Elevations	DA-02
C.01	Civil Plan	DA-02
C.02	Parking	DA-02
C.03	Parking	DA-02
P.01	Sewer & Water Plan	DA-02

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor



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Location Plan
 Revision: DA-02
 Approved by: JRN

Scale: 1:200 @ A3
 Pg. No: A0.01

Proposal: Unit Development
 Client: Tatum Cox
 Address: 6 East Derwent Hwy, Rose Bay 7015

Date: 31/10/25
 Drawn by: MG
 Job No: 025-2025
 Engineer: Aldanmark
 Building Surveyor: LTBS



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Demolition Notes

Generally

1. Compliance:

Demolition work must adhere to Australian Standard AS 2601-2001: The Demolition of Structures.

All works to adhere to Regulations 45, 46, and 47 of the Building Act 2016.

2. Permit Hours:

All demolition activities should be carried out within the permitted permit hours only.

3. Site Management:

The builder is responsible for implementing adequate measures to prevent the tracking of mud and debris onto public roads. Sediment control measures should be in place to prevent sediment entry into council infrastructure (refer to Site Water Management Plan, SWMP). The demolition site must be kept clean and tidy at all times.

Prior to Demolition

1. Service Location:

Conduct a Dial Before You Dig (DBYD) to obtain a new DBYD and locate all existing services in the demolition area. Contact relevant authorities to assist in locating and identifying owned assets.

2. Utilities:

Electrical Supply: Terminate electrical supply as required by the relevant authorities.

Plumbing: Cap plumbing services to the satisfaction of the relevant authorities.

Telephone: Cap and terminate all telephone services as required.

Gas: Cap and terminate gas supply as required (if applicable).

3. Hazardous Materials:

A safety management plan must be in place, covering aspects like personal protective equipment (PPE), emergency procedures, and safety data sheets for any hazardous materials on-site.

Asbestos: Identify asbestos through a professional inspection and ensure it is removed in accordance with all removal guidelines (if required).

Important Note

During demolition works, hose down the site as needed to prevent dust travel and ensure a safe environment for workers and nearby residents.

Measures should be taken to protect the public from demolition hazards. This includes securing the site with barriers, providing clear signage, and ensuring that debris does not pose a risk to nearby areas or people.

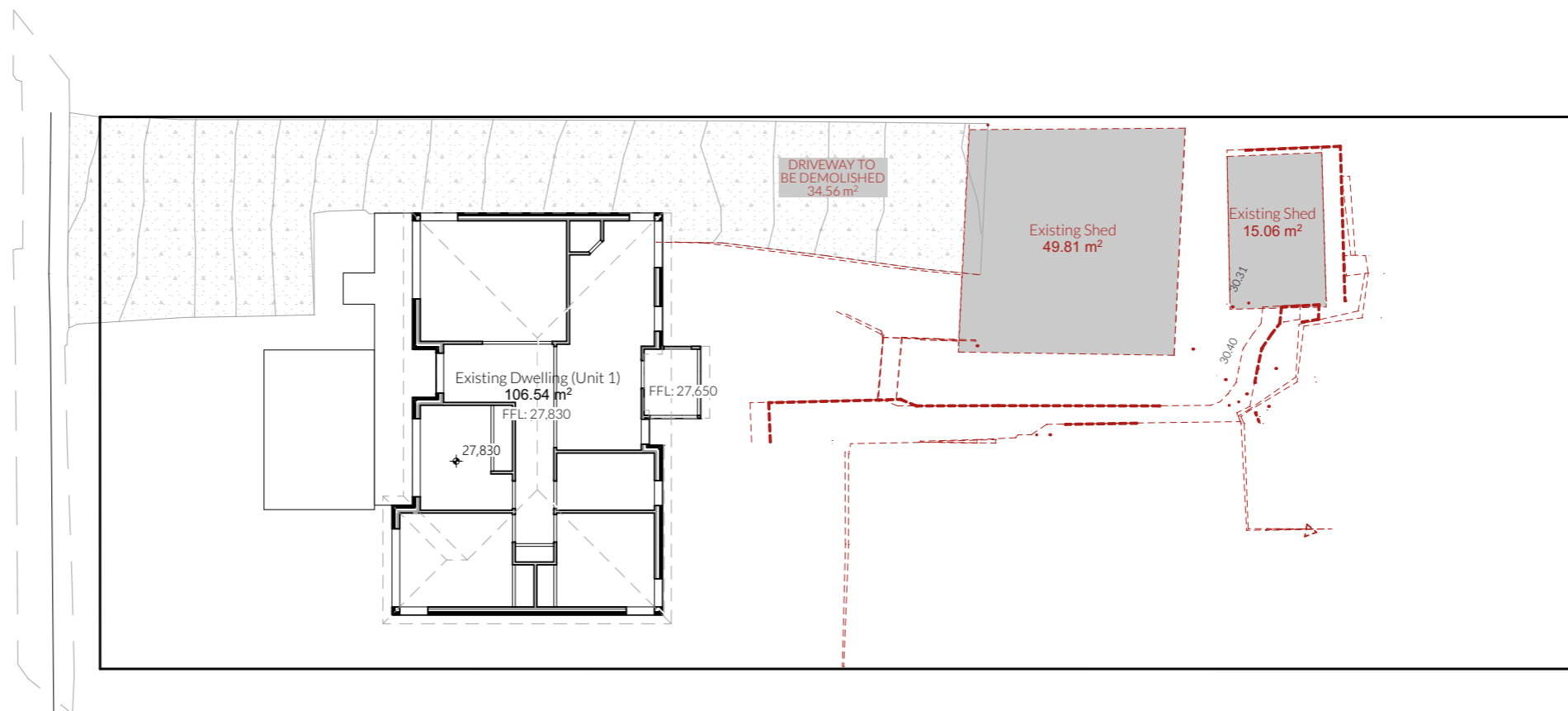
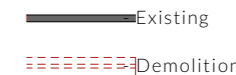
References:

Tasmanian Legislation Online: Provides details on the Building Act 2016, including demolition requirements (Tasmanian Legislation).

Consumer, Building and Occupational Services (CBOS): Offers information on building standards and demolition regulations in Tasmania (CBOS).

Australian Standard AS 2601-2001: The Demolition of Structures.

Renovation Legend



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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Site Plan - Demolition Revision: DA-02 Approved by: JRN	Scale: 1:200 @ A3 Pg. No: A0.02	Proposal: Unit Development Client: Tatum Cox Address: 6 East Derwent Hwy, Rose Bay 7015	Date: 31/10/25 Drawn by: MG Job No: 025-2025 Engineer: Aldanmark Building Surveyor: LTBS		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
	Document Set ID: 5738683 Version: 1, Version Date: 05/11/2025	NOTE: Refer to cover page for further details on changes.						

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (i) 25mm over the first 1m from the building (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

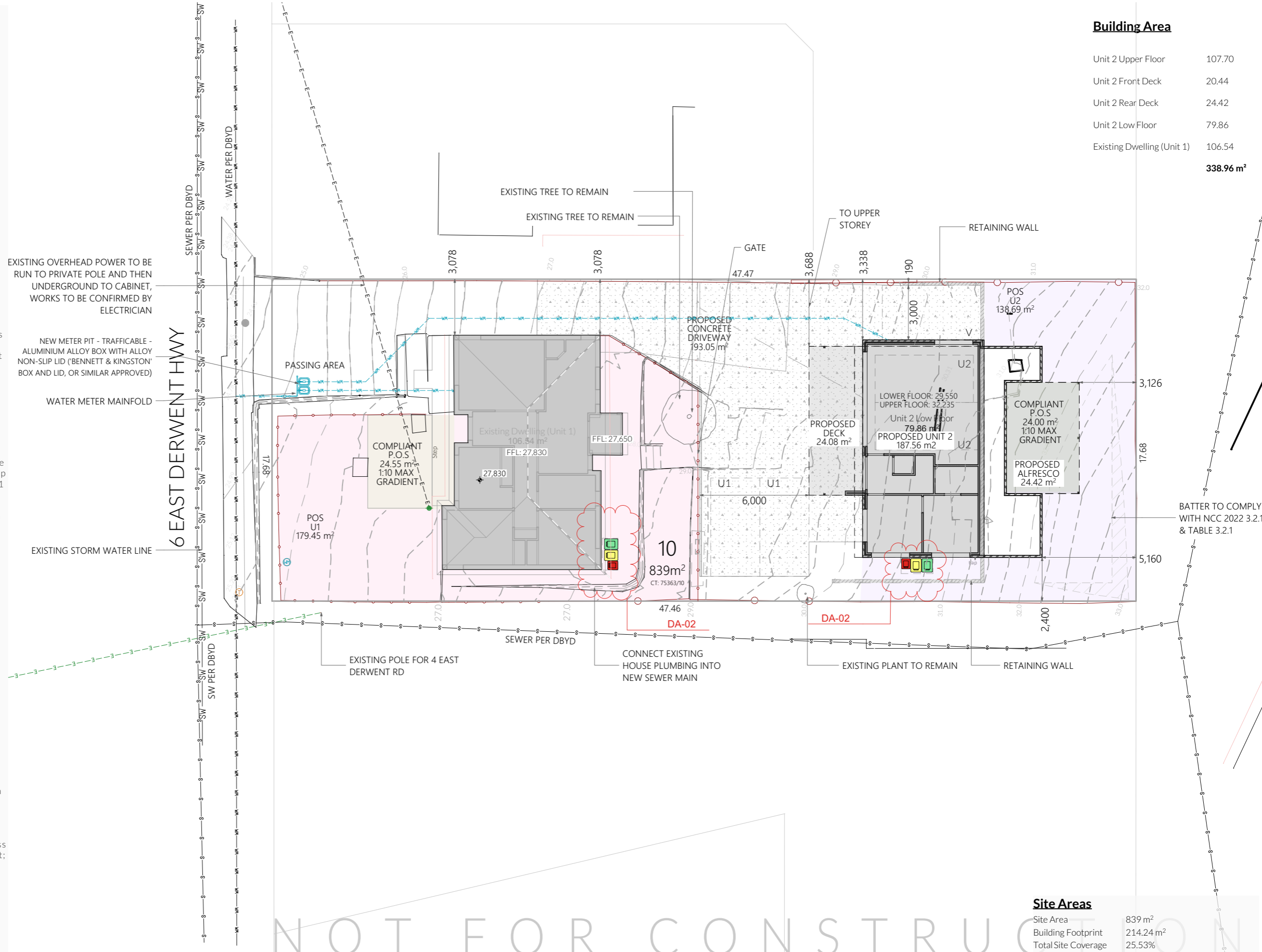
Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Building Area

Unit 2 Upper Floor	107.70
Unit 2 Front Deck	20.44
Unit 2 Rear Deck	24.42
Unit 2 Low Floor	79.86
Existing Dwelling (Unit 1)	106.54
Total	338.96 m²



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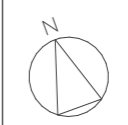
Site Plan - Proposed

Revision: DA-02
 Approved by: JRN

Scale: 1:200 @ A3
 Pg. No: A0.03

Proposal: Unit Development
 Client: Tatum Cox
 Address: 6 East Derwent Hwy, Rose Bay 7015

Date: 31/10/25
 Drawn by: MG
 Job No: 025-2025
 Engineer: Aldanmark
 Building Surveyor: LTBS



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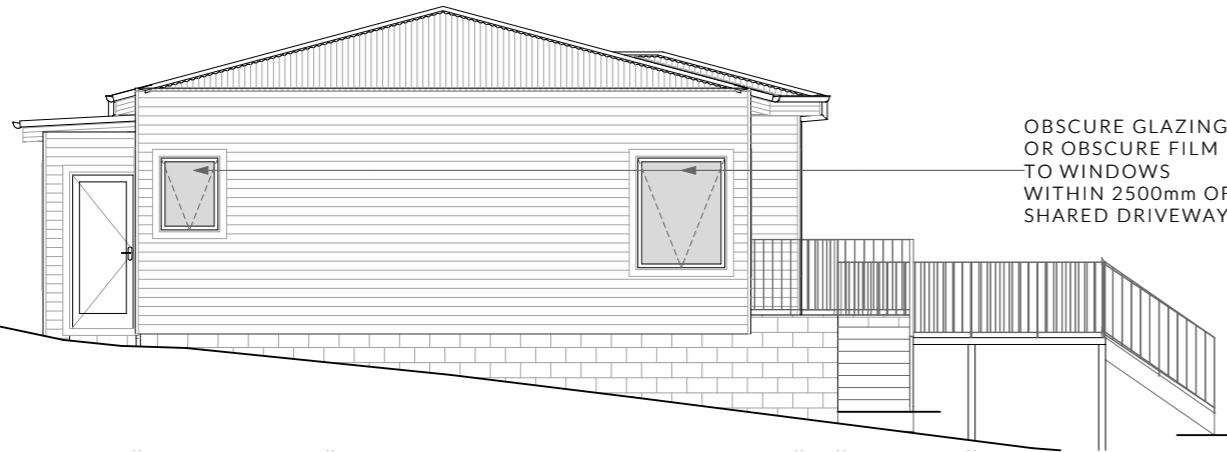
U1 - West Elevation

1:100



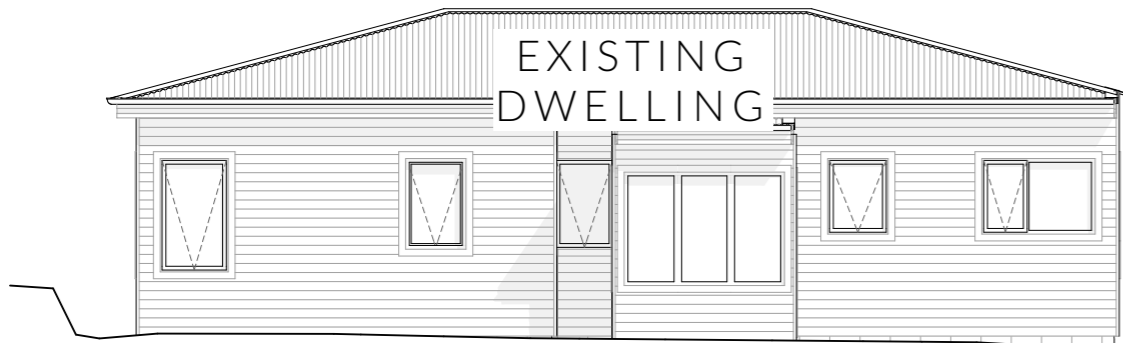
U1 - South Elevation

1:100



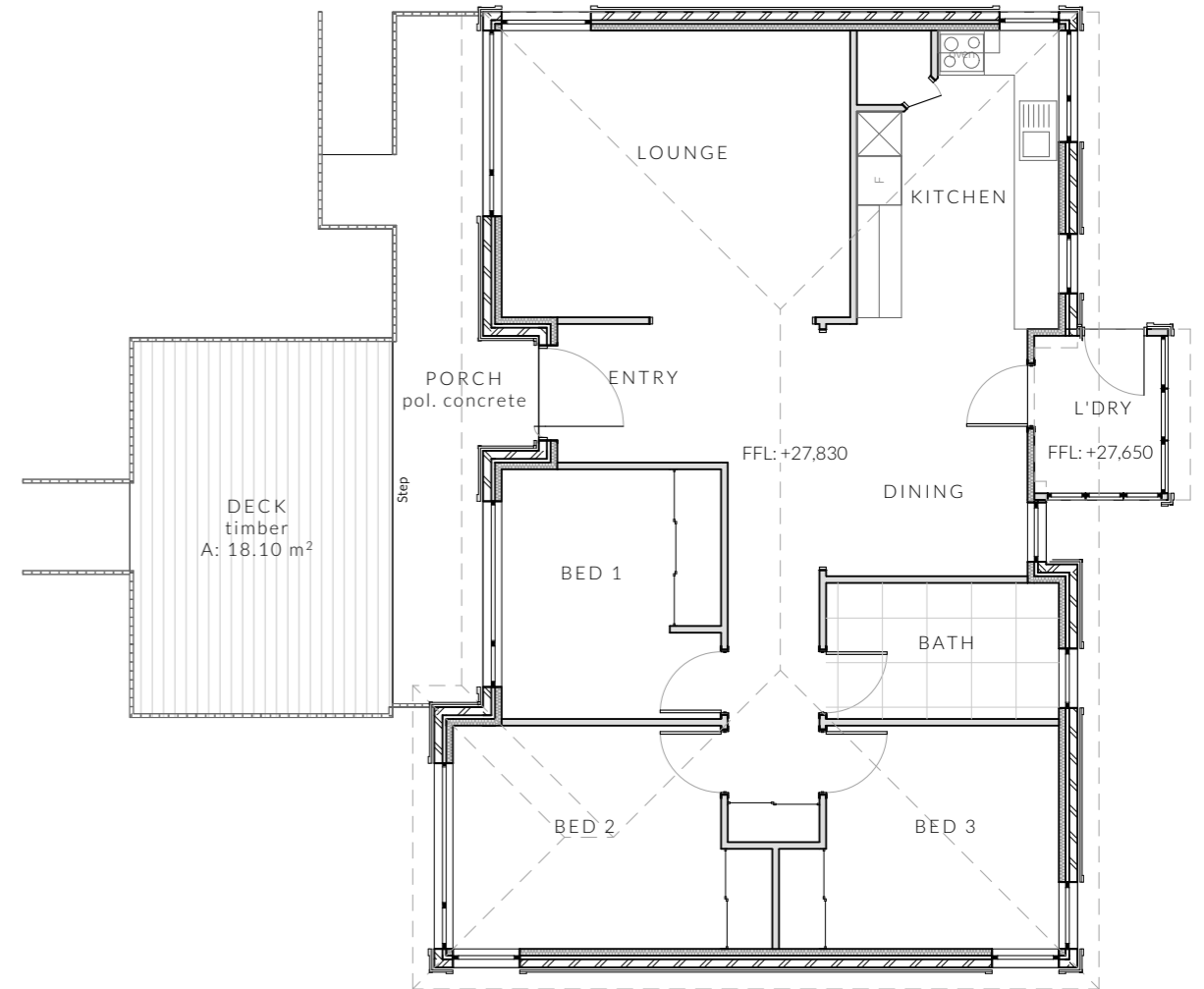
U1 - North Elevation

1:100



U1 - East Elevation

1:100



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	Document Set ID: 5738683 Version: 1, Version Date: 05/11/2025							

NOTE: Refer to cover page for further details on changes.



Access Panel



Articulation Joint



Smoke Alarm

— BATTS TO WALL

— SOUND INSULATION

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

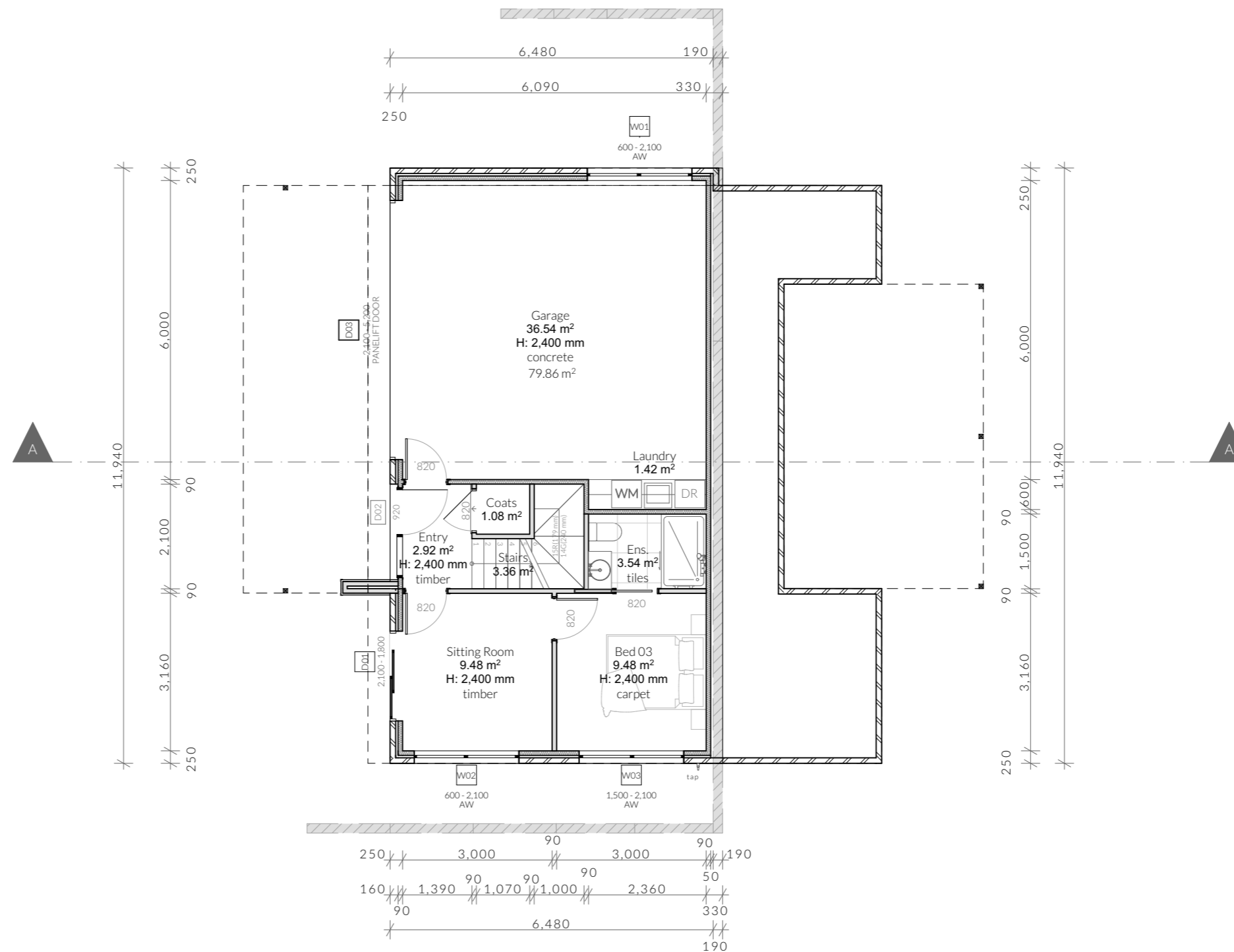
Heights of rooms and other spaces must not be less than;

- (a) in a habitable room excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact Pinnacle before undertaking works.

Floor Areas

Lower Floor	79.86m ²
Upper Floor	107.70m ²
Total Floor Area	187.56m ²
Deck	44.86m ²



Floor Areas

Unit 2 Upper Floor	107.70
Unit 2 Front Deck	20.44
Unit 2 Rear Deck	24.42
Unit 2 Low Floor	79.86
Total	232.42 m²

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U2 - Proposed Floor Plan - Lower

Revision: DA-02
Approved by: JRN

Scale: 1:100 @ A3
Pg. No: A2.01

Proposal: Unit Development
Client: Tatum Cox
Address: 6 East Derwent Hwy, Rose Bay 7015




Date: 31/10/25
Drawn by: MG
Job No: 025-2025
Engineer: Aldanmark
Building Surveyor: LTBS



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NOTE: Refer to cover page for further details on changes.

-  Access Panel
-  Articulation Joint
-  Smoke Alarm

-  - BATTS TO WALL
-  - SOUND INSULATION

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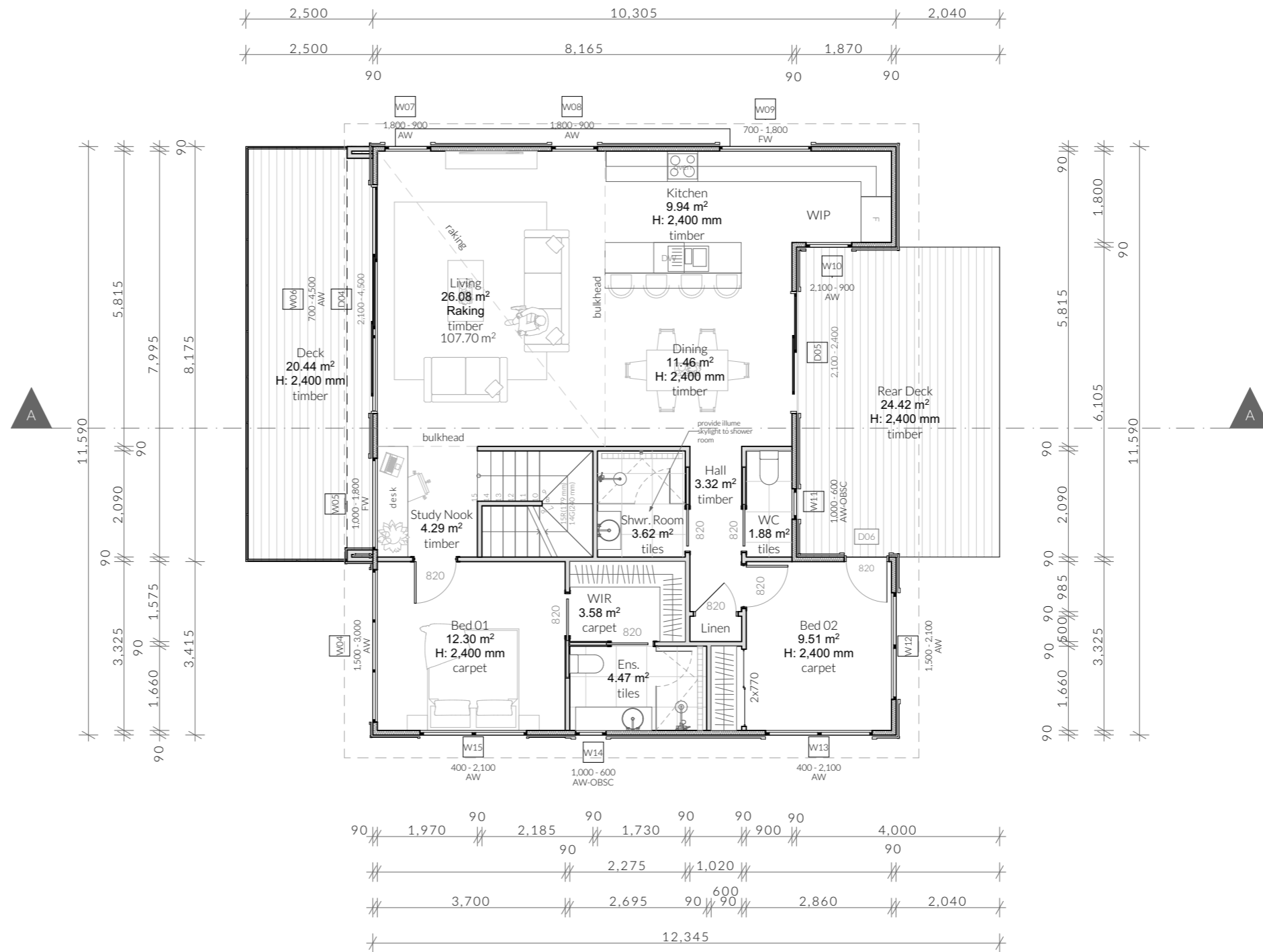
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.



Floor Areas

Unit 2 Upper Floor	107.70
Unit 2 Front Deck	20.44
Unit 2 Rear Deck	24.42
Unit 2 Low Floor	79.86
Total	232.42 m²


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U2 - Proposed Floor Plan - Upper
 Scale: 1:100 @ A3
 Pg. No: A2.02
 Revision: DA-02
 Approved by: JRN

Proposal: Unit Development
 Client: Tatum Cox
 Address: 6 East Derwent Hwy, Rose Bay 7015

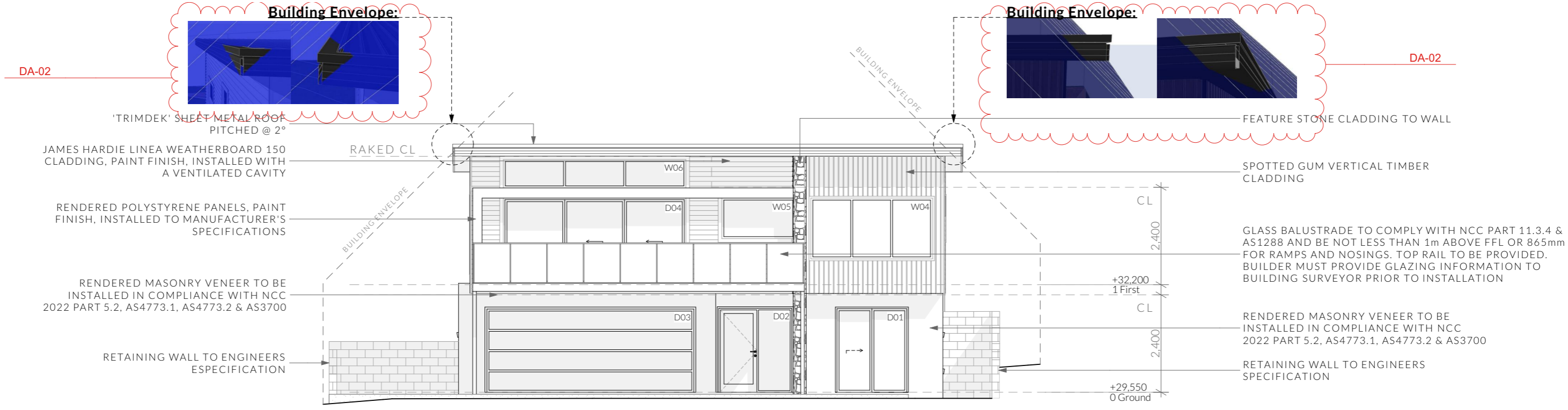
Date: 31/10/25
 Drawn by: MG
 Job No: 025-2025
 Engineer: Aldanmark
 Building Surveyor: LTBS


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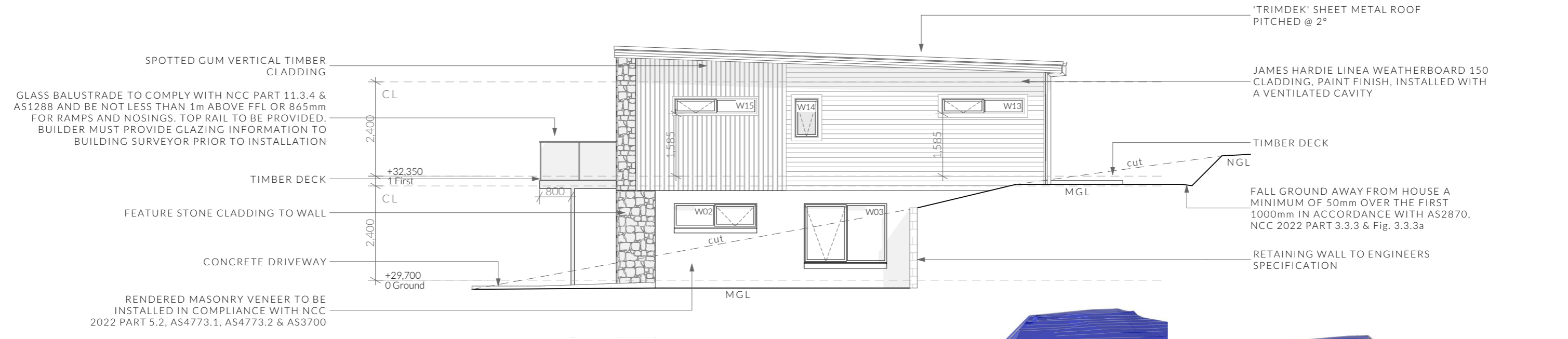
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NOTE: Refer to cover page for further details on changes.



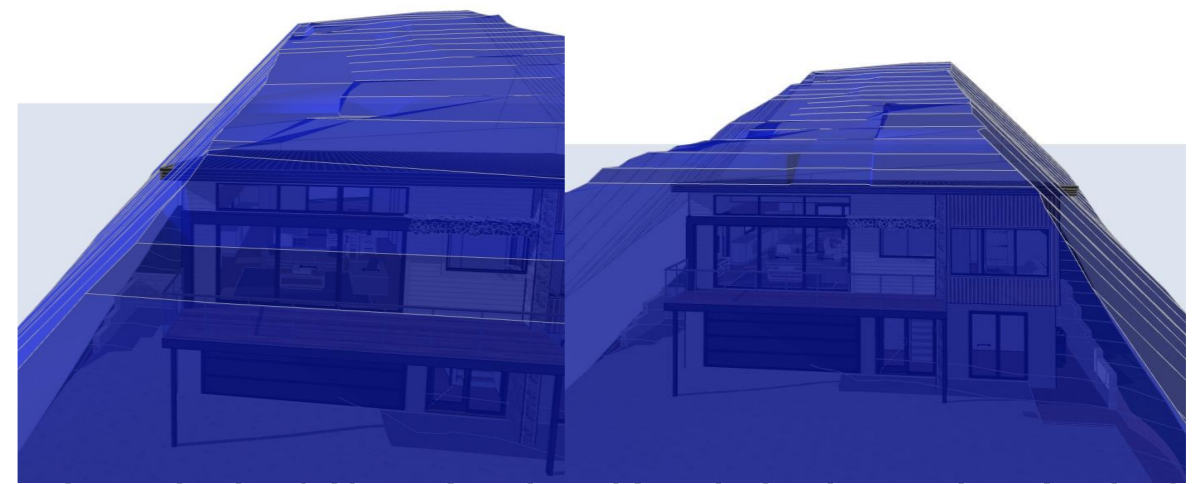
West Elevation

1:100



South Elevation

1:100



NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

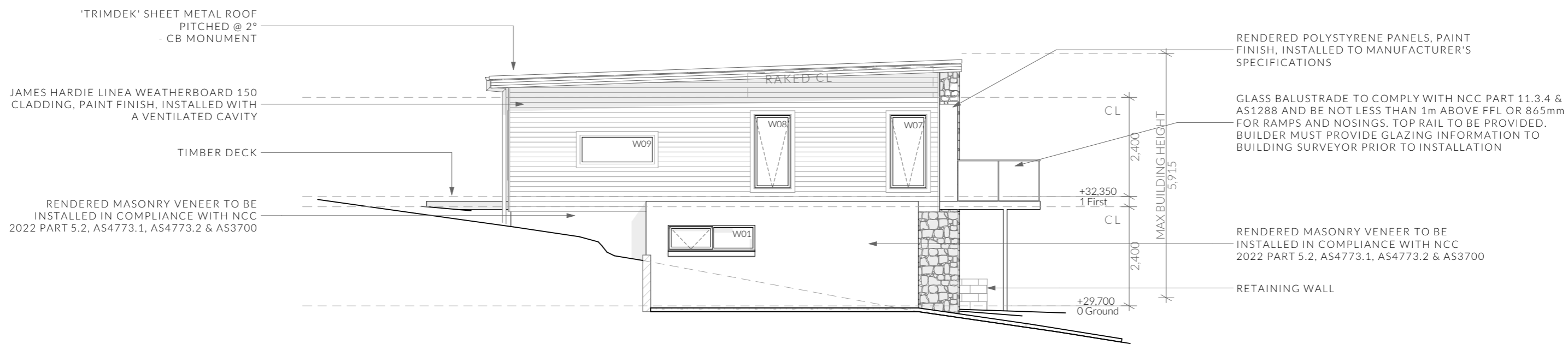
<p>PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y</p>	<p>U2 - Elevations</p> <p>Revision: DA-02 Approved by: JRN</p>	<p>Scale: 1:100 @ A3 Pg. No: A2.03</p>	<p>Proposal: Unit Development Client: Tatum Cox Address: 6 East Derwent Hwy, Rose Bay 7015</p>	<p>Date: 31/10/25 Drawn by: MG Job No: 025-2025 Engineer: Aldanmark Building Surveyor: LTBS</p>	<p>These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p>	<p>Lydenbuilders bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p>
	<p>Document Set ID: 5738683 Version: 1, Version Date: 05/11/2025</p>					

NOTE: Refer to cover page for further details on changes.



East Elevation

1:100



North Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,

Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

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Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

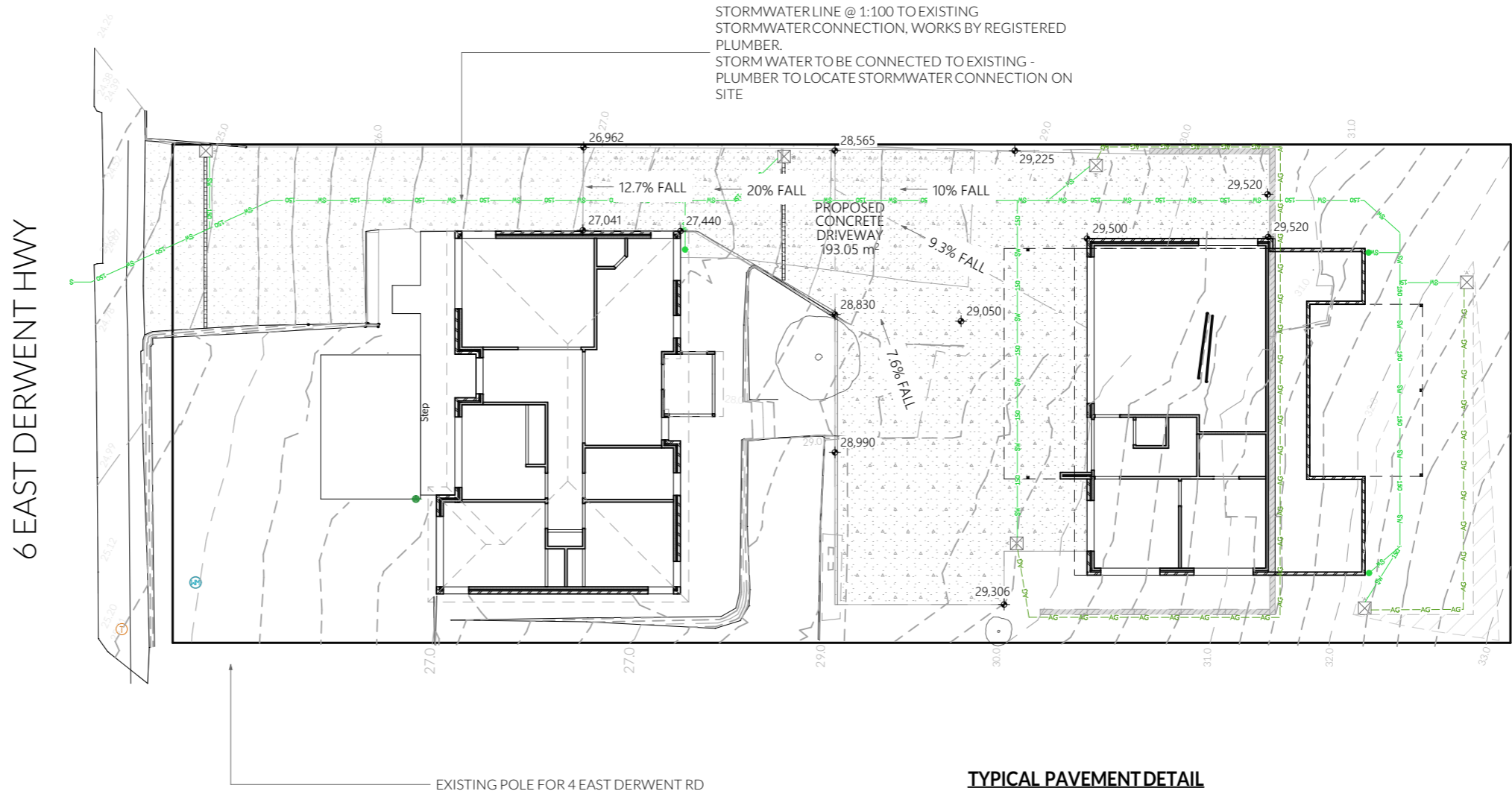
Stormwater pits are indicative. Location may vary depending on site conditions.

General Notes

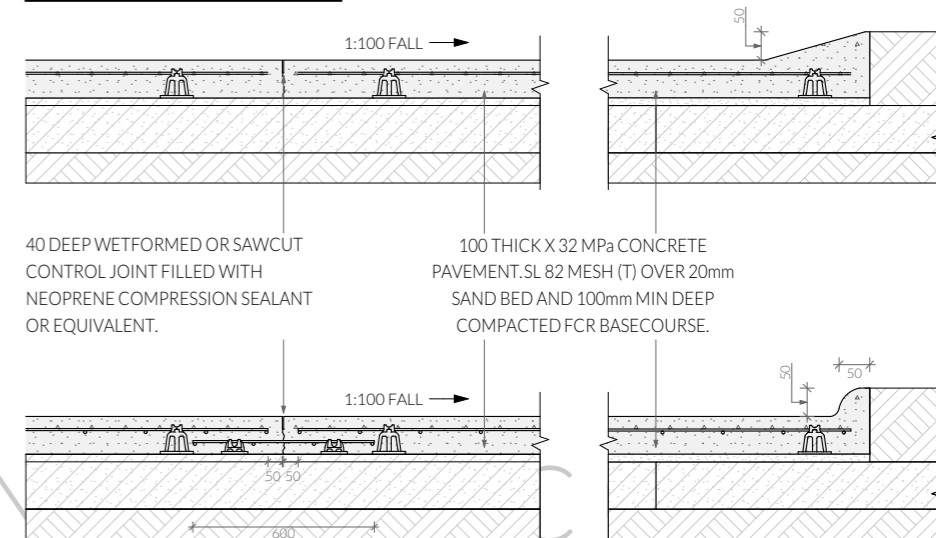
1. Remove all topsoil and organic matter from beneath concrete driveway areas and provide 100mm deep compacted FCR basecourse layer.
2. Concrete strength shall be 32 mpa min.
3. Provide control joints at 6.0 m centres- refer detail.
4. Compact concrete using mechanical vibrators.
5. Cure all exposed concrete surfaces by keeping moist for 7 days. i.e cover with plastic sheets.
6. Connect new service connections into existing. Liaise with council's plumbing surveyor for location of existing connections.
7. All new and/or altered service connections shall be undertaken by council at the developer's expense.
8. Provide 100Ø agricultural drains at base of cut and connect to stormwater at lowest point
9. Driveway to be min 100mm thick 32mpa concrete with s182 @ 40mm cover over 100mm compacted FCR. Provide deep tooled joints or sawcut joints @ max. 4m crs.
10. Driveway to be sloped to integrated kerb and gutter system on low side of driveway
11. Rainwater pipes to be PVC or Colorbond finish metal.
12. Driveway sawcuts to be installed at approx. 4m centres with expansion joints at 8-12m centres.

Legend

- SW — Stormwater Line
- AG — Ag Drain
- ⊕ - Stormwater Connection
- ⊗ - Class A 300mm Stormwater Pit
- ⊗ - Class B 450mm Stormwater Pit
- ▬ - 100mm wide trafficable grate drain



TYPICAL PAVEMENT DETAIL



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	Document Set ID: 5738683 Version: 1, Version Date: 05/11/2025							

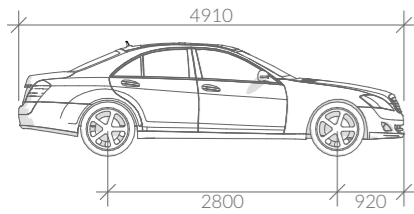
NOTE: Refer to cover page for further details on changes.

Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B85 Vehicle Dimensions

Width: 1870
Track: 1770
L-L Time: 6.0
Turning Radius: 5800

Parking Space requirements

As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width: 2600 2800 3000 3200
Length: 5400 5400 5400 5400
Aisle Width: 6400 5800 5200 4800

Parking Dimensions - 45°

Width: 2600
Length: 5400
Aisle Width: 3500

Parking Dimensions - Parallel

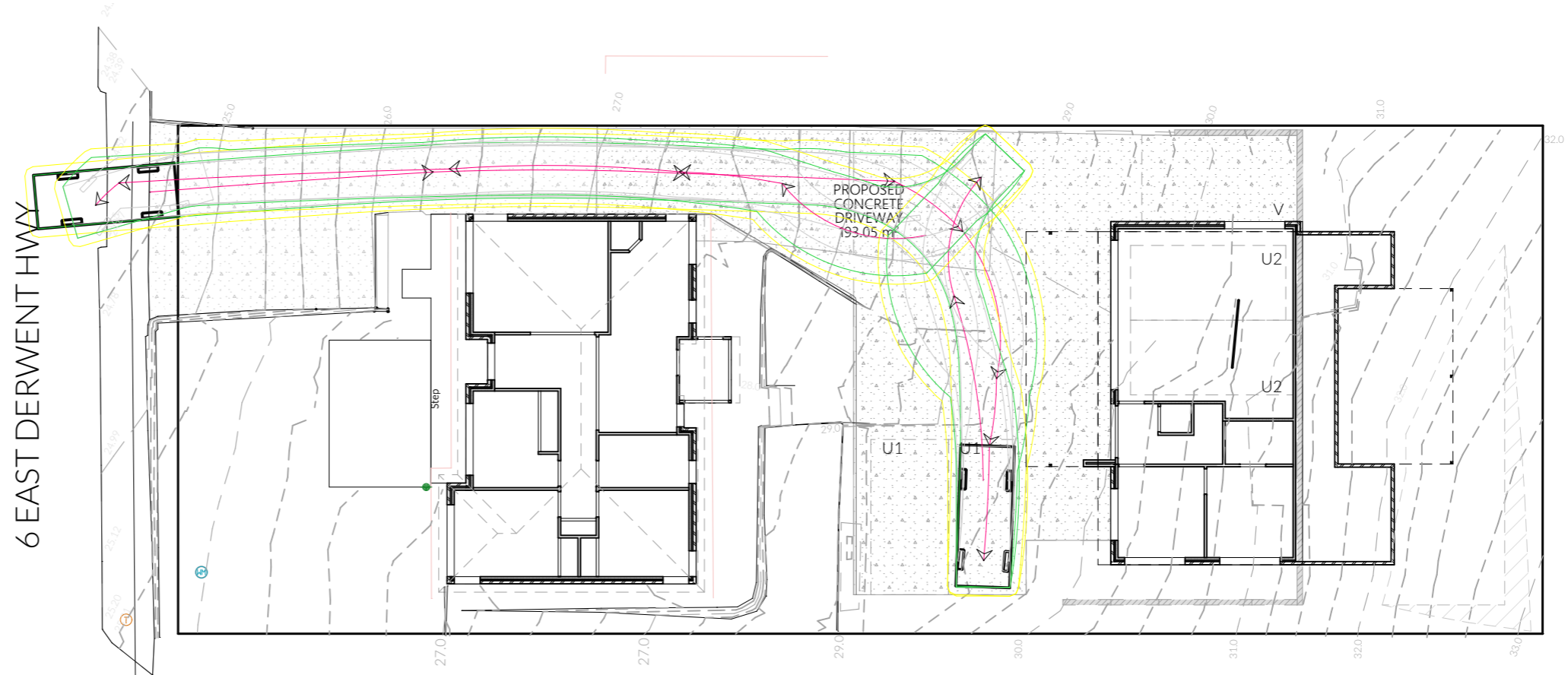
Width: 2300
Length: 6700
Aisle Width: 3600

Legend

- - Solar Bollard Lighting
- ▽ - Spotlight with Sensor

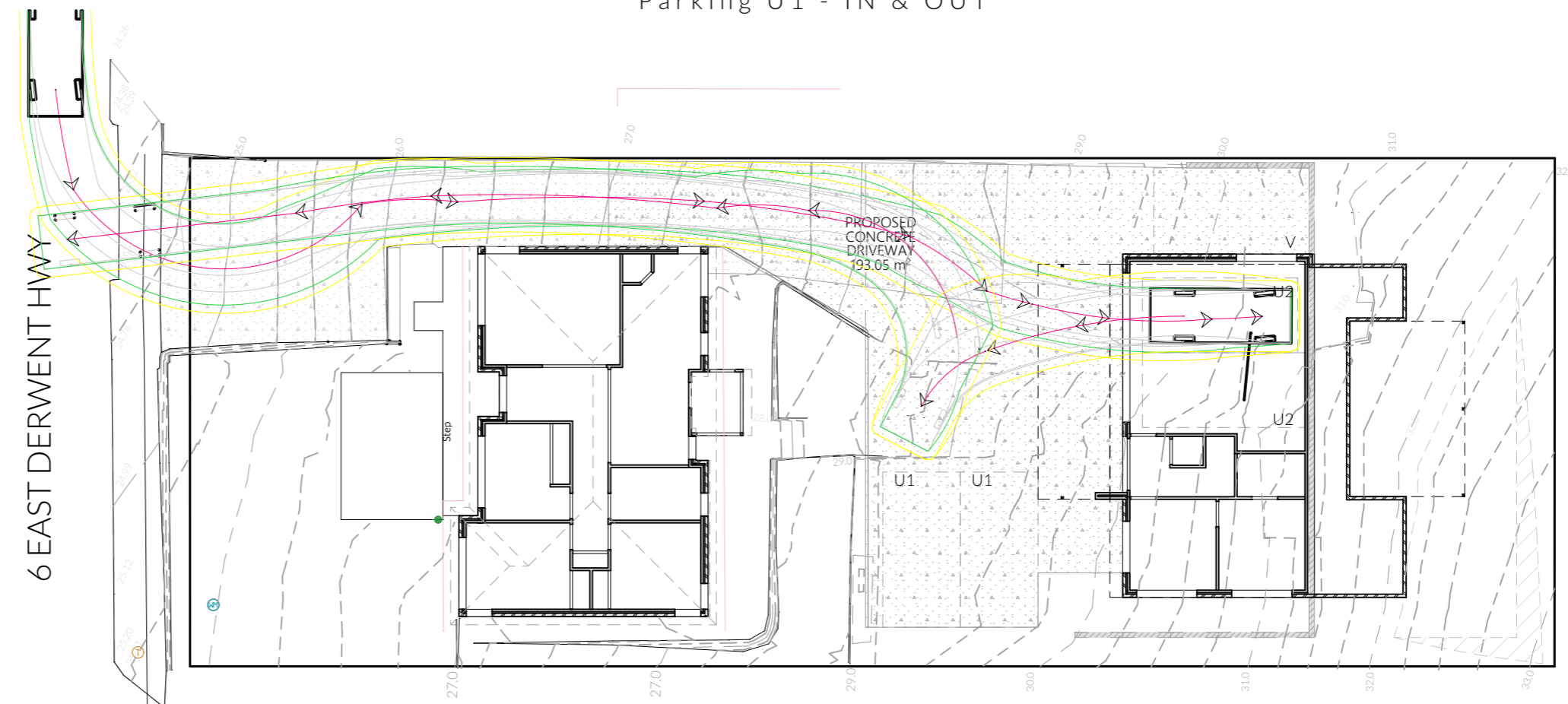
Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- ← DIRECTION OF TRAVEL



Parking U1 - IN & OUT

1:200



Parking U2 - IN & OUT

1:200

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Parking
 Revision: DA-02
 Approved by: JRN
 Scale: 1:200 @ A3
 Pg. No: C.02

Proposal: Unit Development
 Client: Tatum Cox
 Address: 6 East Derwent Hwy, Rose Bay 7015

Date: 31/10/25
 Drawn by: MG
 Job No: 025-2025
 Engineer: Aldanmark
 Building Surveyor: LTBS

NOTE: Refer to cover page for further details on changes.



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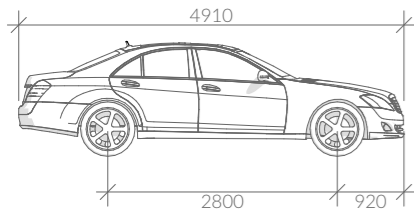
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Length: 5400
Aisle Width: 3500

Parking Dimensions - Parallel
Width: 2300
Length: 6700
Aisle Width: 3600

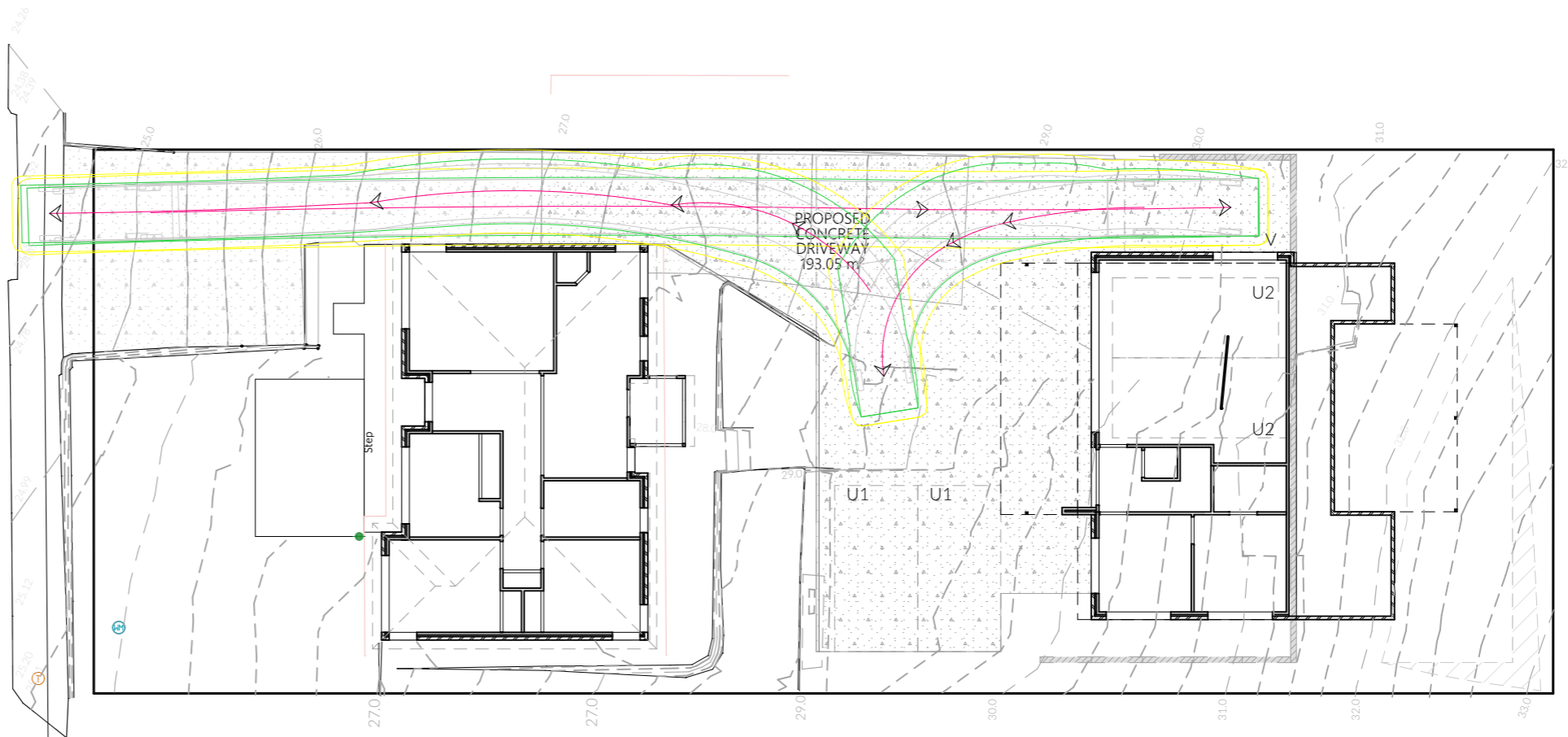
Legend

- - Solar Bollard Lighting
- ▽ - Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- ← DIRECTION OF TRAVEL

6 EAST DERWENT HWY



Parking V1 - IN & OUT

1:200

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<p style="font-size: 24px; margin: 0;">PINNACLE</p>	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Parking Revision: Approved by:	DA-02 JRN	Scale: 1:200 @A3 Pg. No: C.03	Proposal: Unit Development Client: Tatum Cox Address: 6 East Derwent Hwy, Rose Bay 7015	Date: 31/10/25 Drawn by: MG Job No: 025-2025 Engineer: Aldanmark Building Surveyor: LTBS		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
	Document Set ID: 5738683 Version: 1, Version Date: 05/11/2025		NOTE: Refer to cover page for further details on changes.						

Plumbing Notes

All plumbing to be in accordance with AS3500, NCC Vol III, Tas Plumbing Code and local authority regulations.

Sewer and stormwater to mains connections, plumber to verify location on site.
(refer to site plan.)

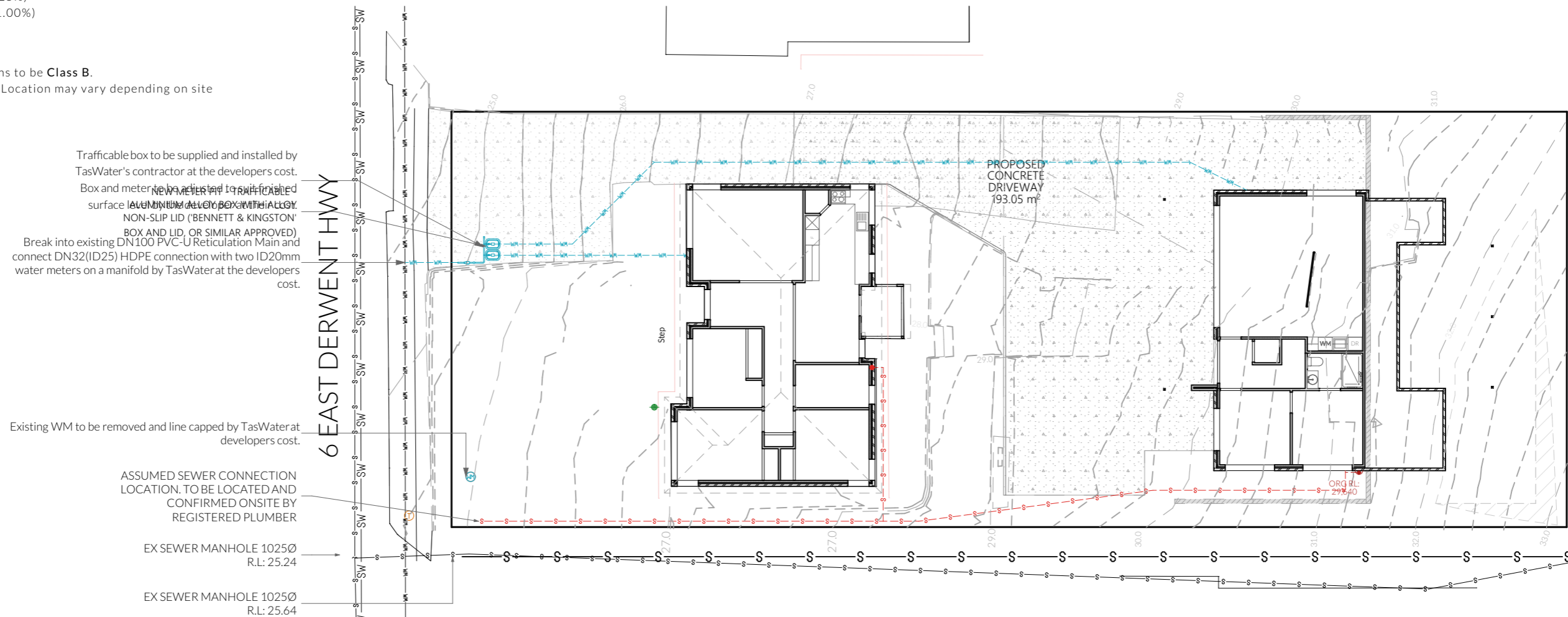
All works are to be in accordance with the water supply code of Australia WSA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

Minimum gradient on sewer pipes as per AS3500.2.2

- 65ø = 1:40 (2.5%)
- 80ø, 100ø = 1:60 (1.65%)
- 125ø = 1:80 (1.25%)
- 150ø = 1:100 (1.00%)

Note

All driveway pits and grate drains to be **Class B**.
Stormwater pits are indicative. Location may vary depending on site conditions.



Trafficable box to be supplied and installed by TasWater's contractor at the developers cost.
Box and meter to be installed to trafficable surface level. ALUMINIUM ALLOY BOX WITH ALLOY NON-SLIP LID ('BENNETT & KINGSTON' BOX AND LID, OR SIMILAR APPROVED)
Break into existing DN100 PVC-U Reticulation Main and connect DN32(ID25) HDPE connection with two ID20mm water meters on a manifold by TasWater at the developers cost.

Existing WM to be removed and line capped by TasWater at developers cost.

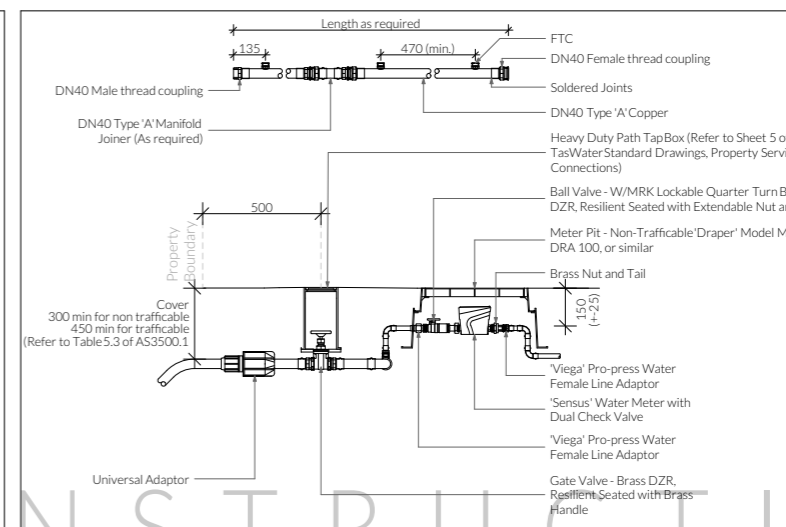
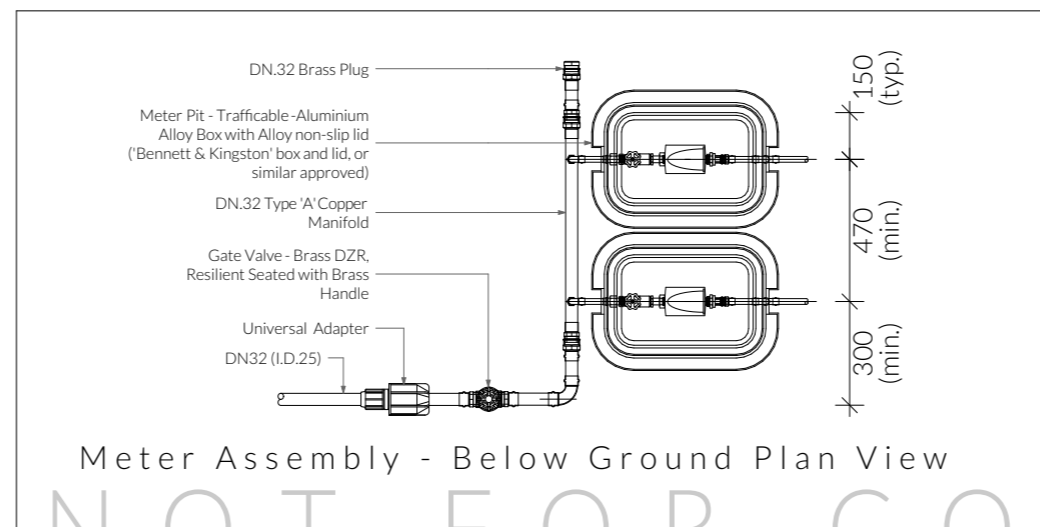
ASSUMED SEWER CONNECTION LOCATION, TO BE LOCATED AND CONFIRMED ONSITE BY REGISTERED PLUMBER

EX SEWER MANHOLE 1025Ø
R.L: 25.24

EX SEWER MANHOLE 1025Ø
R.L: 25.64

Legend

- WM - Water Line
- S - Sewer Line
- Water Connection
- Water Stop Valve
- Fire Hydrant
- Sewer Connection



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Sewer & Water Plan

Revision: **DA-02**
Approved by: **JRN**

Scale: **1:200 @A3**
Pg. No: **P.01**

Proposal: Unit Development
Client: Tatum Cox
Address: 6 East Derwent Hwy, Rose Bay 7015

Date: 31/10/25
Drawn by: MG
Job No: 025-2025
Engineer: Aldanmark
Building Surveyor: LTBS



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NOTE: Refer to cover page for further details on changes.

Dear Sir Ryan Peterson,

PDPLANPMTD-2025/055929
6 East Derwent Highway, Rose Bay

In response to your correspondence dated 22/10/2025
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	<p>8.4.2 Setback and Building Envelopes for all Dwellings <i>Please provide for shadow diagrams to address performance criterion P3 showing overshadowing of adjoining properties.</i></p>	<p>The proposed dwelling is contained within the prescribed building envelope and therefore complies with the Acceptable Solution. Please refer to Drawing A2.03 – West Elevation showing the building envelope.</p>
2	<p>8.4.3 Site Coverage and Private Open Space for all Dwellings <i>Please provide for shadow diagrams to address performance criterion P2 (b).</i></p>	<p>As the dwelling complies with the building envelope under Clause 8.4.2, it satisfies the Acceptable Solution for overshadowing and private open space. Shadow diagrams are not required. Please refer to Drawing A2.03 – West Elevation.</p>
3	<p>8.4.8 Waste Storage for Multiple Dwellings <i>• Please provide amended plans showing waste storage areas to comply with Acceptable Solution A1 or otherwise addressing performance P1.</i></p>	<p>Please refer to Drawing A0.03 – Site Plan, which identifies compliant waste storage areas.</p>
4	<p>Parking and Sustainable Transport Code C2.6.2 Design and layout of parking areas <i>• Please provide for amended plans showing driveway and parking gradients to comply with Acceptable Solution A1.1 (a) (i).</i></p>	<p>Please refer to Drawing C.01 – Civil Plan, showing driveway gradients and parking layout in accordance with the Acceptable Solution.</p>

No works are proposed outside the site boundary. The previous indication of external works was a formatting error and has been corrected on the amended drawings.

PINNACLE

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.



Director